

CONDITIONS OF APPROVAL FOR DR2004-0099

A. Prior to issuance of the site development permit, the applicant shall:

1. Contract with a professional engineer to design and monitor the construction for any work (for this project, specifically including the installation of Storm Water Management Inc., StormFilter catch basins per manufacturer's recommendations) governed by Beaverton Municipal Code 9.05.020, as set forth in Ordinance 4303 (City Engineering Design Manual and Standard Drawings), Beaverton Development Code (Ordinance 2050, 4010 +rev.), the Clean Water Services District Design and Construction Standards (February 2004, Resolution and Ordinance 2004-009), and the City Standard Agreement to Construct and Retain Design Professionals in Oregon; or in a fashion approved by Clean Water Services. A copy of the approval shall be submitted to the City of Beaverton prior to the site development permit. (Site Development Div. /JJD)
2. Submit a completed and executed City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon. After the site development permit is issued, the City Engineer and the Planning Director must approve all revisions as set out in Ordinances 2050, 4010+rev., and 4303; however, any required land use action shall be final prior to City staff approval of the engineering plan revision and work commencing as revised. (Site Development Div. /JJD)
3. Have the ownership of the subject property guarantee the storm water management (quality) facilities, site grading, street cuts, and common driveway paving by submittal of a City-approved security. The security approval by the City consists of a review by the City Attorney for form and the City Engineer for amount, equivalent to 100 percent or more of estimated construction costs. (Site Development Div. /JJD)
4. Have obtained the City Building Official's approval of the private plumbing plan for facilities regulated under the Uniform Plumbing Code with Oregon Amendments. (Site Development Div. /JJD)
5. Submit to the City a copy of issued permits or other approvals needed from Washington County for work within, and/or

construction access to the Corridor Court and Cornell Road right of ways. (Site Development Div. /JJD)

6. Have obtained the Tualatin Valley Fire and Rescue District Fire Marshal's approval of the site development plans. (Site Development Div. /JJD)
7. Submit a copy of issued permits or other approvals needed from the Tualatin Valley Water District for public water system construction and service extensions. (Site Development Div. /JJD)
8. Submit a copy of issued permits or other approvals needed from the Clean Water Services District for storm system connections. (Site Development Div. /JJD)
9. Submit a detailed water supply analysis (Fire Flow) to the City Building Official in accordance with the requirements of the Fire Code as adopted by the Tualatin Valley Fire and Rescue (for more information, see http://www.tvfr.com/Dept/fm/brochures/fire_flow_and_hydrant_requirements.pdf). The analysis shall provide the available water volume (GPM) at 20 psi residual pressure from the fire hydrant nearest to the proposed project. (Site Development Div. /JJD)
10. Submit to the City a certified impervious surface determination of the proposed project prepared by the applicant's engineer, architect, or surveyor. The certification shall consist of an analysis and calculations determining the square footage of all impervious surfaces as a total. In addition, specific types of impervious area totals, in square feet, shall be given for roofs, parking lots and driveways, sidewalk and pedestrian areas, and any gravel surfaces. Calculations shall also indicate the square footage of pre-existing impervious surfaces on the site and total final impervious surfaces areas on the entire site. (Site Development Div. /JJD)
11. Provide plans showing Stormwater Management Inc., Stormfilter catchbasins (for treatment of the site's existing and new impervious surfaces). The submittal shall also include documentation that the design conforms to all Stormwater Management Inc. specifications and recommended treatment efficiencies; or in a fashion approved by Clean Water Services. A

copy of the approval shall be submitted to the City of Beaverton prior to the site development permit (Site Development Div. /JJD)

12. Provide plans for the placement of underground utility lines within the site and for services to the proposed new development. (Site Development Div. /JJD)

B. Prior to building permit issuance, the applicant shall:

13. Provide 2 secured long term and 2 short term bike spaces based on the 9,491 square foot medical office building. (Transportation / DG)
14. Submit a complete site development permit application and obtain the issuance of site development permit from the Site Development Division. (Site Development Div. /JJD)
15. Make provisions for installation of all mandated erosion control measures to achieve City inspector approval at least 24 hours prior to call for foundation footing form inspection from the Building Division. (Site Development Div. /JJD)
16. Received all proper building permits and approvals. (Building Div / BR)
17. Submit an approved backflow prevention plan from the Tualatin Valley Water District to the City Building Official. (Building Division / BR)

C. Prior to occupancy permit issuance, the applicant shall:

18. Have substantially completed the site development improvements as determined by the City Engineer. (Site Development Div. /JJD)
19. Have placed underground all existing overhead utilities and any new utility service lines within the project site. (Site Development Div. /JJD)
20. Install or replace, to City specifications, all sidewalks which are missing, damaged, deteriorated, or removed by construction. (Site Development Div. /JJD)

21. Have the stormwater treatment system that serves the tributary drainage area of the particular building permit site fully functional and operational. (JJD/Site Development)
22. Obtained an Industrial Sewage Permit from the Clean Water Services District (CWS, formerly USA) and submitted a copy to the City Building Official if an Industrial Sewage permit is required, as determined by CWS. (Site Development Div. /JJD)
23. Completed all plantings as shown on the landscape plan. (CDD/ AJC)
24. Received and passed all required building inspections. (Building Div / BR)
25. Received and passed all required Site Development inspections. (Site Development Div. /JJD)
26. Remodel the building according to the building material and color board as submitted to the City and stamped Exhibit 1.3. (CDD / AJC)

D. Prior to release of performance security, the applicant shall:

27. Completed the site development improvements as determined by the City Engineer and met all outstanding conditions of approval as determined by the City Engineer and Planning Director. Additionally, the applicant and professional(s) of record shall have met all obligations under the City Standard Agreement to Construct Improvements and Retain Design Professional Registered in Oregon, as determined by the City Engineer. (Site Development Div. /JJD)
28. Provide evidence satisfactory to the City Utilities Engineer of a pre-paid service contract with Stormwater Management, Inc., for maintenance of the StormFilter catchbasin units consisting of cartridge replacement and sediment removal per manufacture's recommendations for a three year period from the date of performance acceptance of each respective system; or in a fashion approved by Clean Water Services. A copy of the approval shall be submitted to the City of Beaverton prior to the site development permit (JJD/Site Development)

E. After occupancy permit has been issued, the Applicant shall:

29. Ensure site shall be kept clean at all times and all trash shall be stored within the building or within the exterior opaque enclosures and be gated. The design and materials of such trash enclosures shall be compatible with the subject development and shall be a minimum of 6 feet in height. (CDD / AJC)
30. Ensure all exterior lighting shall have cut-off fixtures so no illumination greater than 0.5 foot candle power is emitted beyond the property line or into the public right-of-way. An exception to this standard is permitted for shared driveways or shared parking areas. (CDD / AJC)
31. Ensure site shall be maintained at all times, which includes: periodic maintenance and necessary normal replacement of landscaping, screening, fencing, and ground cover. (CDD / AJC)